

Town of Los Gatos

Building Fee Schedule

FY 2006/07



TOWN OF LOS GATOS FEE SCHEDULE

The following Fee Schedule is effective July 1, 2006 through June 30, 2007, unless updated by the Town Council through the public hearing process. The Fee Schedule will be adjusted annually by the December Consumer Price Index (Bureau of Labor Statistics, U.S. Department of Labor for the San Francisco/Oakland/San Jose Metropolitan Statistical Area) or by the percentage increase in actual operating costs for the current year – whichever is higher. This Fee Schedule also provides for minimum annual adjustments for those fees that are directly related to personnel costs. Other adjustments may be made to maintain consistency with the surrounding municipalities within the Town of Los Gatos region but in no case are fees charged in excess of service delivery costs.

ADMINISTRATIVE FEES

Fee for Use of Town Hall Facilities (Council Chamber) Cleaning and Utility Fee	\$30.00 for one hour, plus \$20.00 for each additional hour
Copy of Town Code	\$435.00
Public Service Counter Research	\$30.00 per hour
<u>Copying and Printing Charges</u> (plus actual mailing costs, if applicable)	
8 ½" x 11	\$.25 per page
11 x 17	\$.35 per page
Annual Subscription for Quarterly Town Code Supplements	\$100.00
Copy of Zoning Ordinance	\$ 45.00
Annual Subscription for Quarterly Zoning Ordinance Supplements	\$ 25.00
Certified Copy of Birth Certificate	\$ 12.00
Certification of Town Records	\$ 3.00
Annual Financial Report	\$ 30.00
Annual Budget	\$ 50.00
Capital Improvement Plan	\$ 30.00
Council Minutes and Agendas (annual mailing list)	\$ 65.00
Compact Disk or Tape of Council and Planning Commission Meetings	\$ 10.00 each
Returned Check Fee	\$ 20.00
Election Filing Fee	\$ 25.00
Ordinances and Resolutions	\$ 4.00
Non-Profit/Exempt Business License Application Processing Fee	\$ 25.00

General Development Fees

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DEVELOPMENT SERVICES

General Development Fees – cont'd

M.	<u>Reports, Agendas, and Minutes</u>	
1.	Development Review Committee Agendas	\$37.00
2.	Planning Commission Agendas	\$25.00
3.	Planning Commission Minutes	Actual cost
4.	<u>Plan Copies</u>	
a.	Microfiche or other reprints sent to an outside firm	\$31.00 plus costs
b.	Blueprint reproduction in house	\$3.00 per page
5.	Copy of Subdivision Ordinance	\$26.00
6.	General Plan (including maps)	\$26.00
7.	Hillside Specific Plan	\$6.00
8.	Hillside Standards and Design Guidelines	\$10.00
9.	Commercial Design Guidelines	Actual cost
10.	Subdivision Ordinance	\$26.00
11.	General Plan/Zoning Maps (24" x 36")	
a.	Black & White	\$9.00
b.	Color	\$42.00
12.	Blossom Hill Open Space Study	\$14.00
13.	Commercial Specific Plan Report	\$12.00
14.	Residential Design Guidelines for Pre-1941 Structures	\$4.50
15.	Housing Element Technical Appendix	Actual cost
K.	Request for Service Not Covered by Any Other Fee	Actual cost
L.	Pre-application Conference Fee (Fee applied when staff time is expected to exceed ½ hour)	Actual cost
M.	<u>Landscape</u>	
	Final Occupancy Clearance (New Construction or Remodel)	
1.	Landscape inspection requests	\$103.00 per inspection
2.	Water Efficient Landscape Plan Review	\$489.00
3.	Park Staff Time Spent for Major Development Applications	\$527.00*
	Basis: Development Review Committee Meetings	1.5 hrs. (estimate)
	Site Visits	4.0 hrs. (estimate)
	Review Plans	4.0 hrs. (estimate)
	*Note: Time spent over and above the initial application fee will billed at the current employee billing rate plus equipment hourly rate.	
N.	Applications for Work Unlawfully Completed	Double current application fee

DEVELOPMENT SERVICES

Building Division

1. Building Permit Fees

A. Permit Issuance

Fee for issuing a Building Permit	\$33.00
Additional Building Permit fee	\$10.00

B. Demolition Permit \$188.00

C. Building Permit Fees for New Construction and Addition

The fee for each building permit shall be based upon the 1997 Uniform Building Code as amended by the 2001 California Building Code

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and over	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof

DEVELOPMENT SERVICES

Building Division – cont'd

Building Permit Fees – cont'd

D. Building Valuation Fee

A building valuation multiplier of 2.32 shall be used in conjunction with the Building Valuation Data provided in the publication, Building Standards, published by the International Conference of Building Officials for November-December, 2002, except for Hillside Homes and Commercial Office Tenant Improvements. Their multipliers will be 3.246 and 1.16, respectively. Annually, the building permit fees will be increased by the February Annual Building Cost Index.

E. Building Permit Fees for Remodels, Alterations, and Repairs

The Building Official shall establish the valuation of said improvements, and fees will be assessed as per Schedule 2.C above.

F. Special Services & Inspections

1. Inspection outside normal business hours (4 hr min)	\$89.00/hr
2. Re-inspection fees	\$89.00/hr
3. Inspections for which no fee is specifically indicated (2/hr min)	\$89.00/hr
4. Additional plan review required by changes, additions or revisions to plans (1 hour min)	\$116.00/hr
5. For use of outside consultants for plan checking and/or inspections	Actual costs
6. Services for which no fee is specifically indicated (½ hr min)	\$100.00/hr
7. Permit/Plan check time extension (per permit) (applies to permits that have not expired)	\$56.00
8. Express plan review or initial review (1 hr. minimum)	\$116.00/hr
9. Application for the Appeals Building Board Review	\$128.00

G. Plan Review Fee

A plan review fee shall be charged at the time of filing application. This fee is separate from and shall be in addition to building permit fee. This fee is calculated at sixty-five percent (65%) of the building permit fee as per Schedule 2.C above.

H. Other Miscellaneous Factors to Determine Construction Valuation

1. Convert garage to habitable space	\$85.00/sq.ft
2. Convert unfinished basement or attic to habitable	\$92.00/sq.ft
3. Pools/Spas (gunite)	\$54.00/sq.ft
4. Siding - aluminum/vinyl/wood	\$7.00/sq.ft
5. Antennas & Towers	Const. Value As Applied Under 2.C Above
6. Commercial Awning or Canopy:	
Aluminum	\$22.00/sq.ft
Canvas	\$16.00/sq.ft

DEVELOPMENT SERVICES

Building Division – cont'd

Building Permit Fees – cont'd

7. Fence or Freestanding Wall (over 6' high):	
Wood or metal	\$37.00/lf
Masonry	\$62.00/lf
8. Decks/Balcony	\$35.00/sq.ft
9. Wood Deck	\$15.00/sq.ft
10. Re-roofs	\$3.00/sq.ft
11. Retaining Walls	\$77.00/lf

I. Special Systems Fee

(Photovoltaic, emergency generation, wind power, special HVAC systems, etc)

1. Plan Review (1 hr. minimum)	\$116.00/hr
2. Field Inspection (2 hr. minimum)	\$89.00/hr

2. Electrical Permit Fees

A. Permit Issuance

1. Fee for issuing an Electrical Permit	\$33.00
2. Additional Electrical Permit fee	\$10.00

B. Plan Review & Re-inspection Fees

1. Plan review fee	25% of Electrical Permit Fee
2. Additional plan review	\$116.00/hr
3. Re-inspection fee	\$89.00/hr

C. New Residential Construction

(New buildings only, including garages)

C-1 <u>Commercial Construction</u>	\$\$.06 sq.ft
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D. System Fee Schedule

1. Private swimming pools	\$45.00
2. Public swimming pools	\$83.00
For alterations to existing pool, use Unit Fee Schedule E. below	
3. Temporary Power Poles	\$56.00
4. Temporary distribution system & temporary lighting	\$28.00
5. Installation of illuminated signs (each)	\$45.00

E. Unit Fee Schedule

1. Receptacle, switch and lights	\$2.00
2. Residential appliances/new circuits:	\$6.00
(cook top, oven, range, disposals, clothes dryers, or other motor operated appliances not exceeding one horsepower)	

DEVELOPMENT SERVICES

Building Division – cont’d

Electrical Permit Fees – cont’d

3. Nonresidential appliances/new circuits: (medical & dental devices, food, beverage, drinking fountains, laundry machines, or other similar equipment) Note: for other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Generators/Motors	\$7.00
4. Photovoltaic system (residential)	\$53.00
5. Solar systems (including controls)	\$53.00
6. Power apparatus (generators, transformers, A/C, heat pumps, baking equipment):	
Up to 10 KV, each	\$14.00
Over 10 KV not over 50 KV, each	\$22.00
Over 50 KV and not over 100 KV, each	\$45.00
Over 100 KV, each	\$61.00
7. Motors:	
Up to 10 hp	\$14.00
Up to 25 hp	\$22.00
Up to 55 hp	\$45.00
Over 55 hp	\$67.00
8. Transformers:	
Up to 5 KVA	\$14.00
Up to 10 KVA	\$22.00
Up to 50 KVA	\$39.00
Over 50 KVA	\$56.00
9. Busways/conduits (per 100 ft)	\$7.00
10. Service equipment:	
200 amps or less	\$56.00
201 to 999 amps	\$78.00
Sub-panels	\$28.00
11. Installation of spas or saunas	\$28.00
F. <u>Other Electrical Fees</u>	
1. Duplicate job card	\$28.00
2. Permit extension (applies to permits that have not expired)	\$56.00

3. Mechanical Permit Fees

A. <u>Permit Issuance</u>	
1. Fee for issuing a Mechanical Permit	\$33.00
2. Additional Mechanical Permit fee	\$10.00

DEVELOPMENT SERVICES

Building Division – cont’d

Mechanical Permit Fees – cont’d

B. Plan Review & Re-inspection Fees

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|---------------------------|------------------------------|-------------|
| 1. Plan review fee | 25% of Mechanical Permit Fee | |
| 2. Additional plan review | | \$116.00/hr |
| 3. Re-inspection fee | | \$89.00/hr |

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| C. New Buildings only, including Garages | \$.10/sq.ft |
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D. Unit Fee Schedule

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| 1. Installation, of each heating system, A/C, boiler, compressor or air handler | \$28.00 |
| 2. Each duct repair or alteration | \$10.00 |
| 3. Each fireplace appliance | \$22.00 |
| 4. Each ventilating fan | \$10.00 |
| 5. Installation of separate flue or vents not included with the installation of an appliance | \$10.00 |
| 6. Installation of each hood with mechanical exhaust: | |
| Residential | \$22.00 |
| Commercial | \$83.00 |
| 7. Each new or repair of gas piping system | \$50.00 |
| 8. Each additional gas outlet | \$16.00 |
| 9. Installation of evaporative cooler | \$22.00 |

E. Other Mechanical Fees

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| 1. Duplicate job card | \$28.00 |
| 2. Permit extension (applies to permits that have not expired) | \$55.00 |

4. Plumbing Permit Fees

A. Permit Issuance

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| 1. Fee for issuing a Plumbing Permit | \$33.00 |
| 2. Additional Plumbing Permit fee | \$10.00 |

B. Plan Review & Re-inspection Fees

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| 1. Plan review fee | 25% of Plumbing Permit Fee | |
| 2. Additional plan review | | \$116.00/hr |
| 3. Re-inspection fee | | \$89.00/hr |

C. New Residential Construction

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|---------------------------------------|---------------|
| New buildings only, including garages | \$.10 sq. ft |
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DEVELOPMENT SERVICES

Building Division – cont'd

Plumbing Permit Fees – cont'd

D. System Fee Schedule

1. Private swimming pools (including heater, water piping, gas piping)	\$67.00
2. Public swimming pools (including heater, water piping, gas piping)	\$100.00
3. Lawn sprinkler system on one meter	\$28.00
4. Each new or repair of gas piping system	\$50.00
5. Each drainage, sewer system	\$28.00
6. Radiant floor heating system	\$83.00

E. Unit Fee Schedule

1. Each plumbing fixture or trap or set of fixtures on one trap	\$10.00
2. Each sewer cleanout, backflow device	\$10.00
3. Each septic system abatement	\$83.00
4. Rainwater systems - per drain (inside building)	\$10.00
5. Each water heater, water softener	\$22.00
6. Each grease interceptor (750 gallon capacity)	\$56.00
7. Each grease trap (1-4 fixtures)	\$33.00
8. Residential water re-piping	\$83.00
9. Each ejector/sump pump	\$28.00
10. Each vacuum breaker/hose bib	\$10.00
11. Each water piping system repair or replacement	\$16.00
12. Each additional gas outlet	\$16.00

F. Other Plumbing Fees

1. Duplicate job card	\$28.00
2. Permit extension (applies to permits that have not expired)	\$56.00

5. Other Fees

A. State of California Title 24 Part 2 Energy and Accessibility Code and Regulation Plan Review and Inspection Fees

A surcharge shall be added to the building permit fee for the cost to plan review and inspect for compliance with State of California Title 24 Regulations. This fee is calculated at fifteen percent (15%) of the building permit fee. This fee is applied whenever a plan review is assessed.

B. Duplicate Inspection Card	\$28.00
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DEVELOPMENT SERVICES

Building Division– cont’d

Other Fees – cont’d

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| C. | NPDES Inspection Fee | \$50.00 |
| | (Charged on all building permits with the potential to generate non-point source storm water runoff during construction) | |